

GENERAL NOTES:

1. DEVELOPER:

BRANAGH LAND INC.
3800 MT DIABLO BLVD, SUITE 200
LAFAYETTE, CA 94549
CONTACT: LISA VILHAUER
(925) 743-9500
2. ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
3. APN:

070-156-044-7
4. EXISTING ZONING:

R-5-PD
5. EXISTING GENERAL PLAN LAND USE:

MEDIUM-DENSITY RESIDENTIAL
6. NUMBER OF LOTS

12
7. GROSS SITE AREA:

1.29 AC
8. UTILITIES:

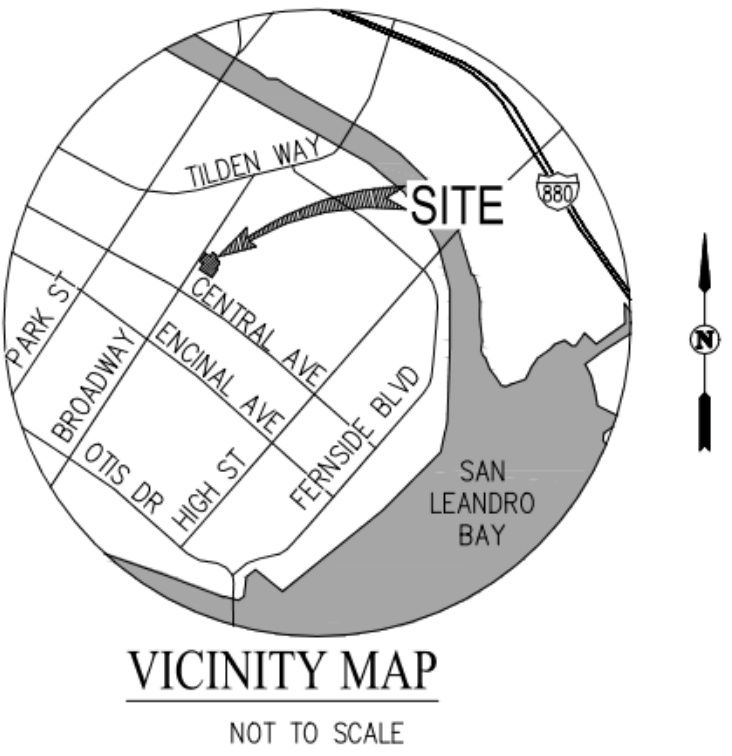
SANITARY SEWER: CITY OF ALAMEDA (COLLECTION) / EBMUD (TREATMENT AND TRANSMISSION)
STORM DRAIN: CITY OF ALAMEDA
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRIC: ALAMEDA MUNICIPAL POWER (AMP)
GAS: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TV: COMCAST
11. FIRE PROTECTION DISTRICT:

CITY OF ALAMEDA FIRE DEPARTMENT
12. BASIS OF BEARINGS:

BASIS OF BEARINGS IS BETWEEN TWO CUT CROSSES ALONG BROADWAY AS SHOWN ON PARCEL MAP NO. 1776 (88 M 92), BEING N33°11'00".
13. BENCHMARK:

BENCHMARK IS BRASS DISK IN MONUMENT WELL AT CORNER OF PARK STREET AND SANTA CLARA AVENUE, NGS DESIGNATION PARK CLARA, PID H70031, HAVING AN NAVD88 PUBLISHED ELEVATION OF 30.87 FEET.
14. CONDOMINIUM MAP:

A CONDOMINIUM MAP WILL BE RECORDED FOR RESIDENTIAL LOT 12. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 A 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.



LEGEND:

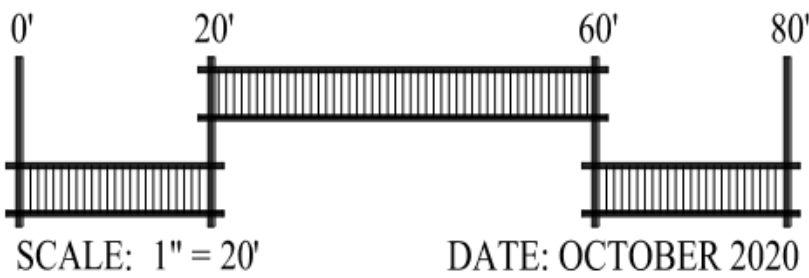
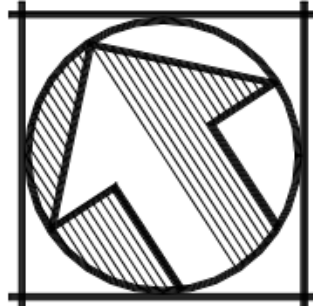
- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- EXISTING ASPHALT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- PROPOSED STAMPED ASPHALT

ABBREVIATIONS

- AC ACRE
- BLDG BUILDING
- EBMUD EAST BAY MUNICIPAL UTILITY DISTRICT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- EXT EXTENSION
- FC FLUSH CURB
- FF FINISHED FLOOR
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- LF LOW POINT
- LS LANDSCAPE
- PAE PRIVATE ACCESS EASEMENT
- PVAE PRIVATE VEHICLE ACCESS EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- ST STREET
- S/W SIDEWALK
- TC TOP OF CURB
- TG TOP OF GRATE
- TSM TOP OF SOIL MIX
- TRC TOP OF ROLLED CURB
- TVC TOP OF VERTICAL CURB

TRACT 8534 - TENTATIVE MAP FOR
CONDOMINIUM PURPOSES
SITE PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



DATE: OCTOBER 2020
JOB NO.: 2964-010



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SACRAMENTO (916) 375-1877
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 6 SHEETS



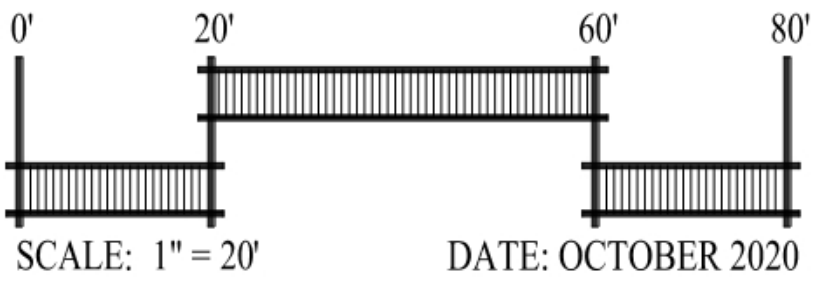
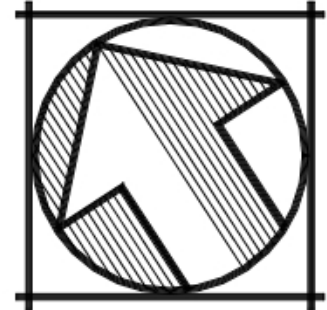
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- ADJACENT PARCEL BOUNDARY
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PARKING SPACE
- EXISTING FENCE LINE

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°15'00"E	2.50'
L2	N56°45'00"W	16.00'
L3	N33°15'00"E	2.50'

TRACT 8534 - TENTATIVE MAP FOR
CONDOMINIUM PURPOSES
EXISTING CONDITIONS
& DEMOLITION PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



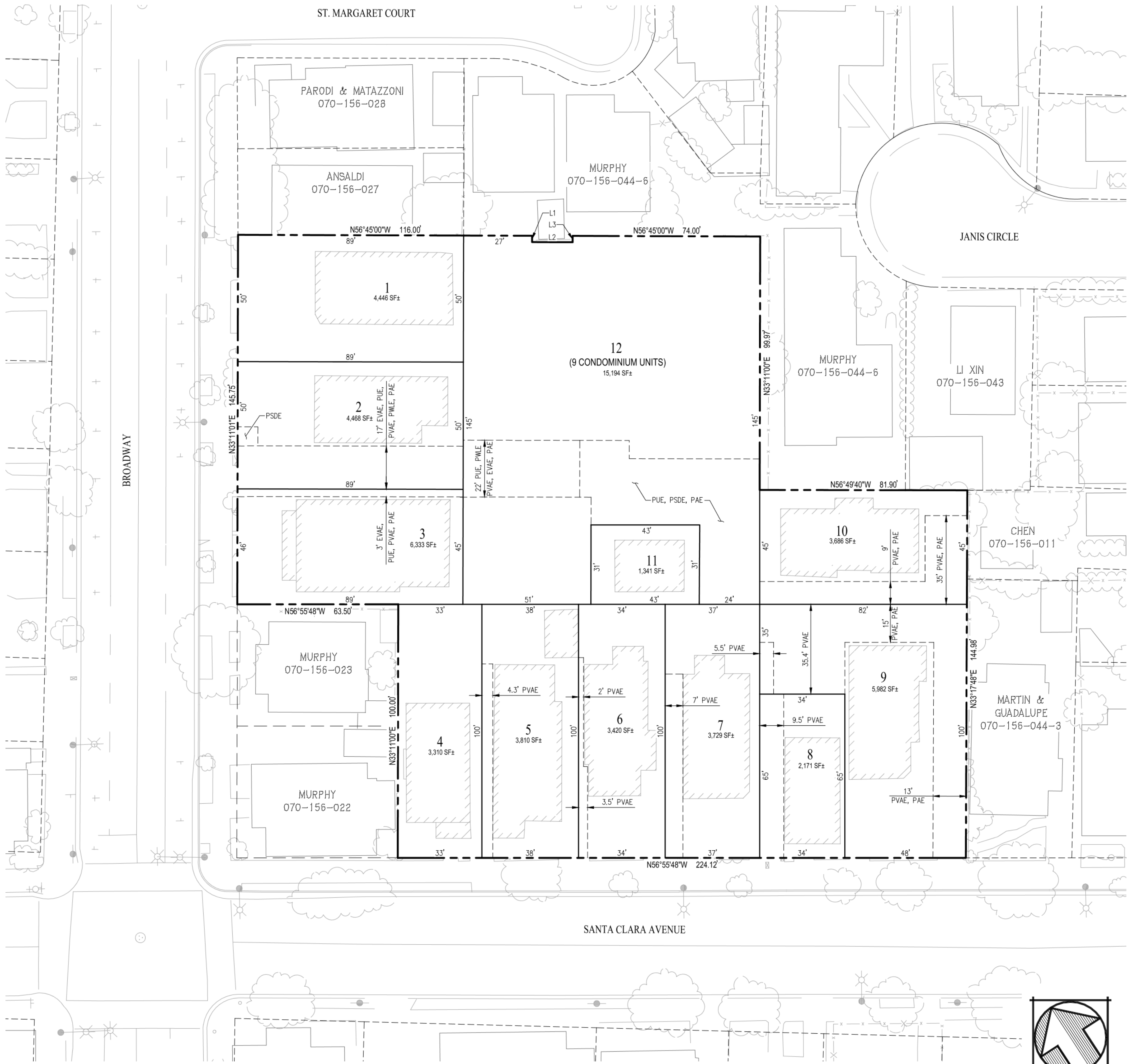
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2
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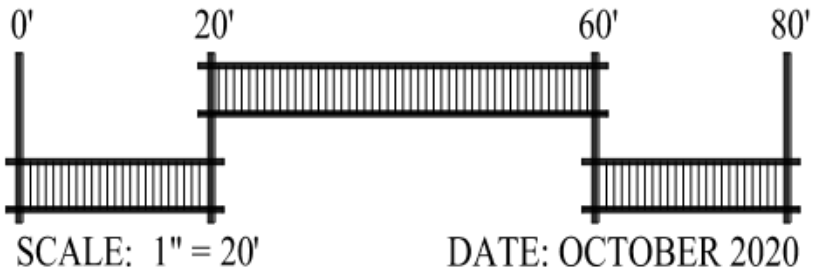
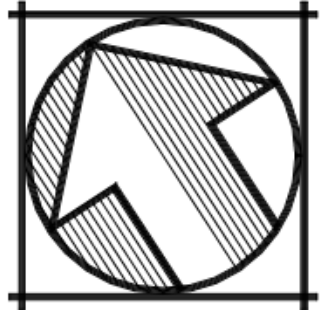
LEGEND

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°15'00"E	2.50'
L2	N56°45'00"W	16.00'
L3	N33°15'00"E	2.50'

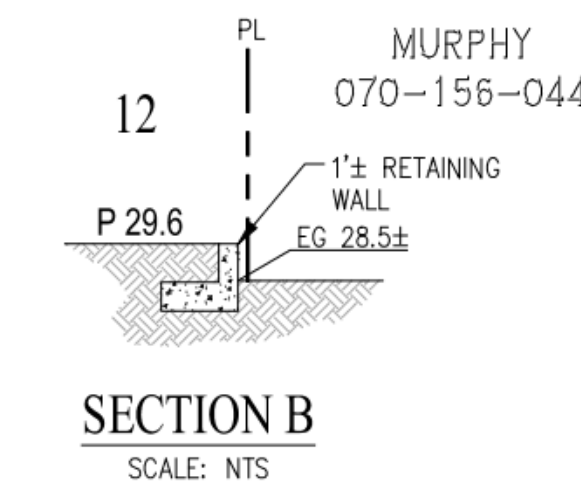
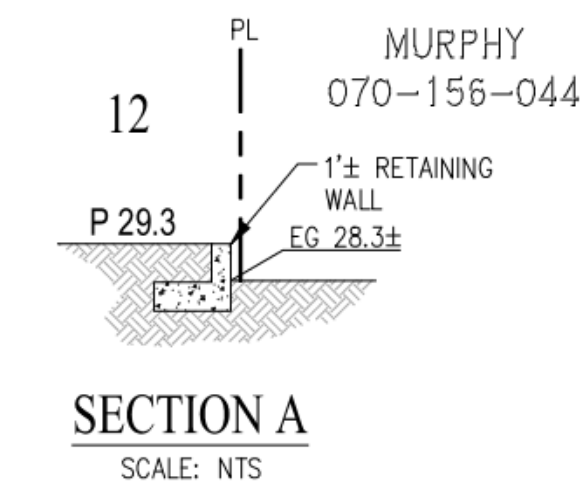
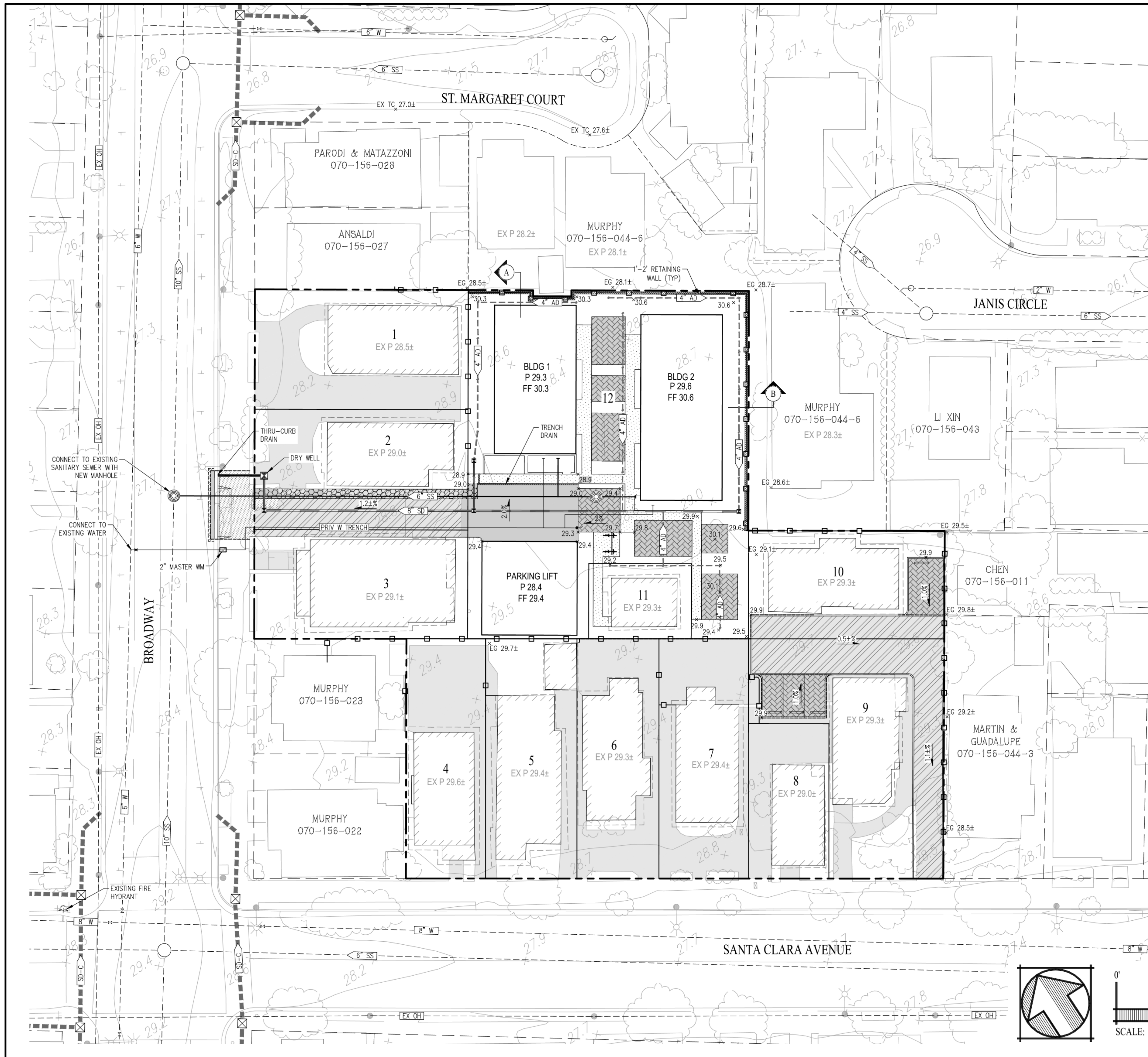
TRACT 8534 - TENTATIVE MAP FOR
CONDOMINIUM PURPOSES
TENTATIVE MAP
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



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SHEET NO.
3
OF 6 SHEETS

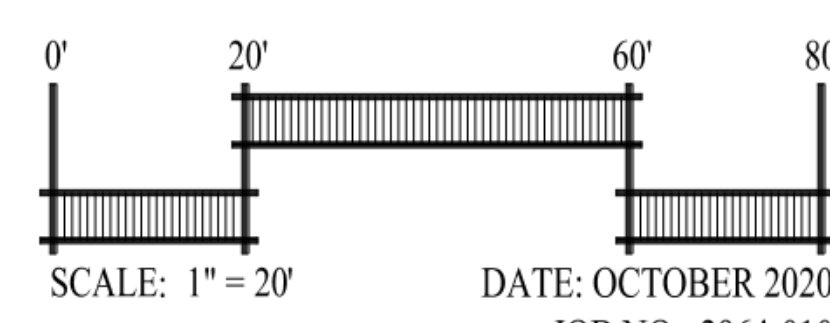
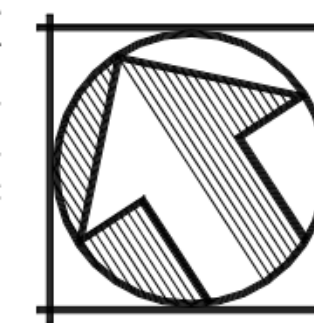


LEGEND:

- PROJECT BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED LOT LINE
- PROPOSED GRADE BREAK
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED AREA DRAIN
- EXISTING STORM DRAIN CULVERT
- EXISTING CULVERT OPENING
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER
- PROPOSED WATER METER
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- PROPOSED STAMPED ASPHALT
- PROPOSED FIRE HYDRANT

TRACT 8534 - TENTATIVE MAP FOR
CONDOMINIUM PURPOSES
PRELIMINARY GRADING,
DRAINAGE & UTILITY PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

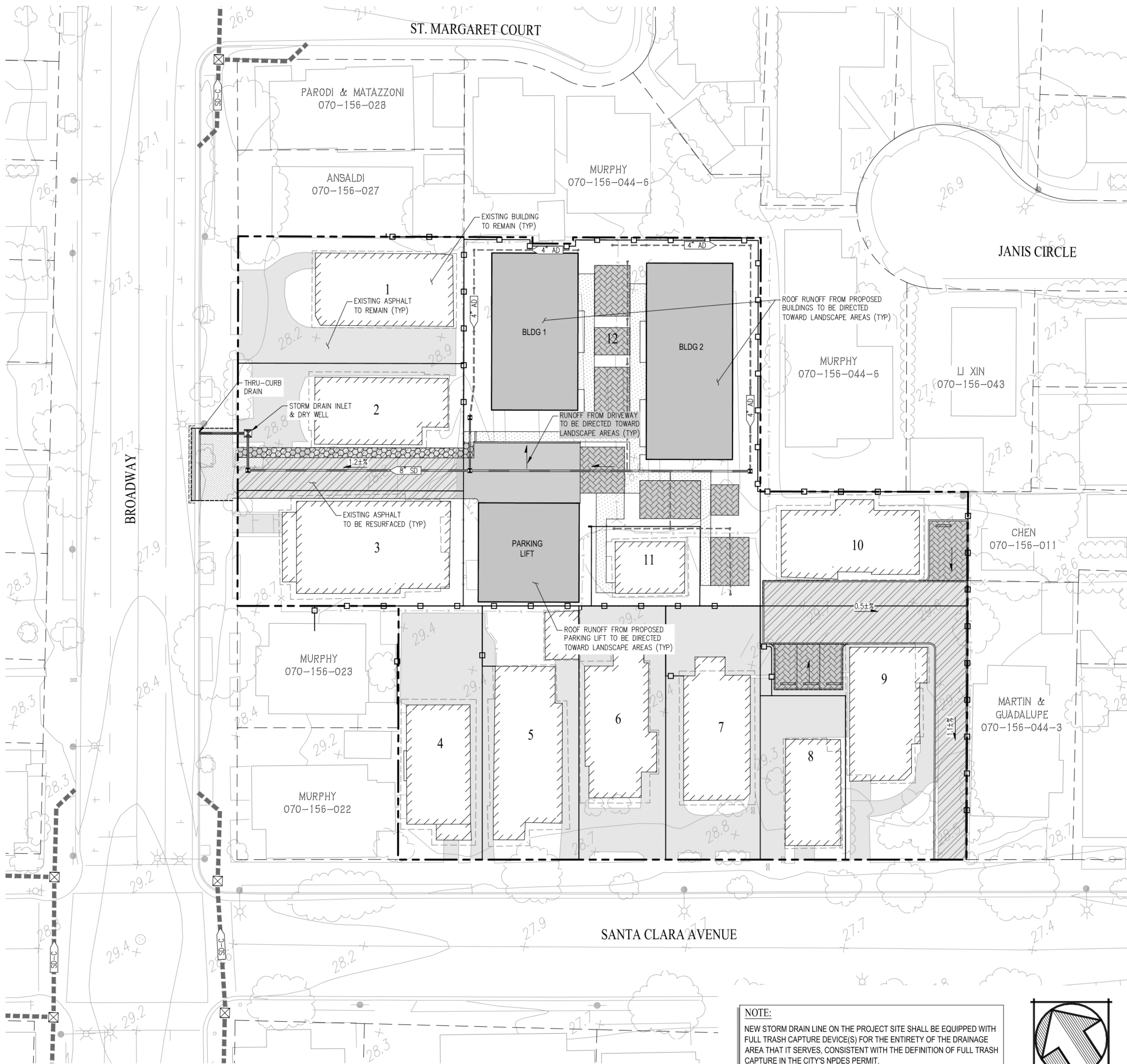


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SHEET NO.
4
OF 6 SHEETS



LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING PAVEMENT TO REMAIN
- EXISTING ASPHALT TO BE RESURFACED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- PROPOSED STAMPED ASPHALT

AREA CALCULATIONS

TOTAL SITE AREA = 56,027 SF

EXISTING SITE AREA CALCULATIONS

IMPERVIOUS AREA	
BUILDING AREA TO REMAIN =	15,532 SF
BUILDING AREA TO BE REMOVED =	0 SF
PAVEMENT AREA TO REMAIN =	11,396 SF
PAVEMENT AREA TO BE RESURFACED =	4,829 SF
PAVEMENT AREA TO BE REMOVED =	16,716 SF
TOTAL EXISTING IMPERVIOUS AREA =	48,473 SF

PERVIOUS AREA	
LANDSCAPING AREA =	7,554 SF
PERVIOUS PAVERS AREA =	0 SF
TOTAL EXISTING PERVIOUS AREA =	7,554 SF

PROPOSED SITE AREA CALCULATIONS

IMPERVIOUS AREA	
BUILDING AREA TO REMAIN =	15,532 SF
NEW BUILDING AREA =	6,289 SF*
PAVEMENT AREA TO REMAIN =	11,396 SF
PAVEMENT AREA TO BE RESURFACED =	4,829 SF
NEW PAVEMENT AREA =	1,469 SF*
NEW CONCRETE AREA =	1,415 SF*
TOTAL PROPOSED IMPERVIOUS AREA =	40,930 SF

PERVIOUS AREA	
LANDSCAPING AREA =	12,806 SF
PERVIOUS PAVERS AREA =	2,606 SF
TOTAL PROPOSED PERVIOUS AREA =	15,412 SF

TOTAL NEW OR REPLACED IMPERVIOUS AREA = 9,173 SF*

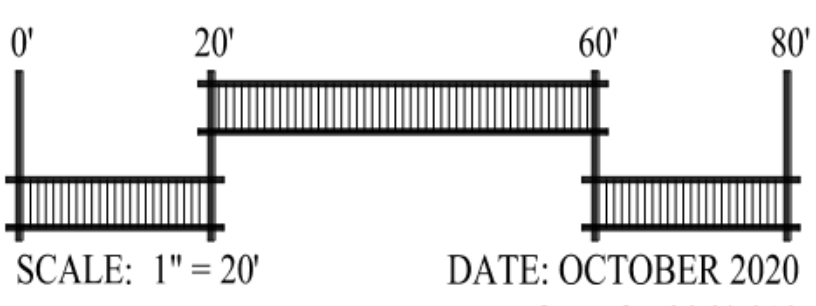
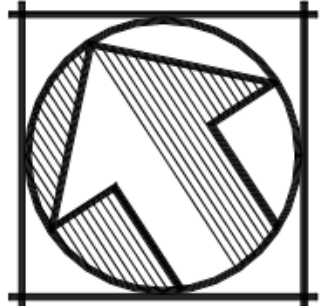
* PROJECT CREATES AND/OR REPLACES BETWEEN 2,500 AND 10,000 SQUARE FEET OF IMPERVIOUS SURFACE. PROJECT QUALIFIES AS A SMALL PROJECT AND MUST MEET SITE DESIGN REQUIREMENTS IN PROVISION C.3.1. OF THE MUNICIPAL REGIONAL STORMWATER PERMIT. SEE BELOW FOR INCLUDED SITE DESIGN MEASURES.

SITE DESIGN MEASURES INCLUDED:

- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM WALKWAYS, AND PATIOS ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM DRIVEWAYS AND UNCOVERED PARKING AREAS ONTO VEGETATED AREAS
- CONSTRUCT UNCOVERED PARKING AREAS WITH PERMEABLE SURFACES
- ALL PROPOSED PERVIOUS PAVEMENT AREAS SHALL BE SUBJECT TO DESIGN SPECIFICATION AND LONG-TERM MAINTENANCE STANDARDS CONSISTENT WITH THE ALAMEDA COUNTYWIDE C3 TECHNICAL GUIDANCE MANUAL

TRACT 8534 - TENTATIVE MAP FOR
CONDOMINIUM PURPOSES
PRELIMINARY STORMWATER
CONTROL PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

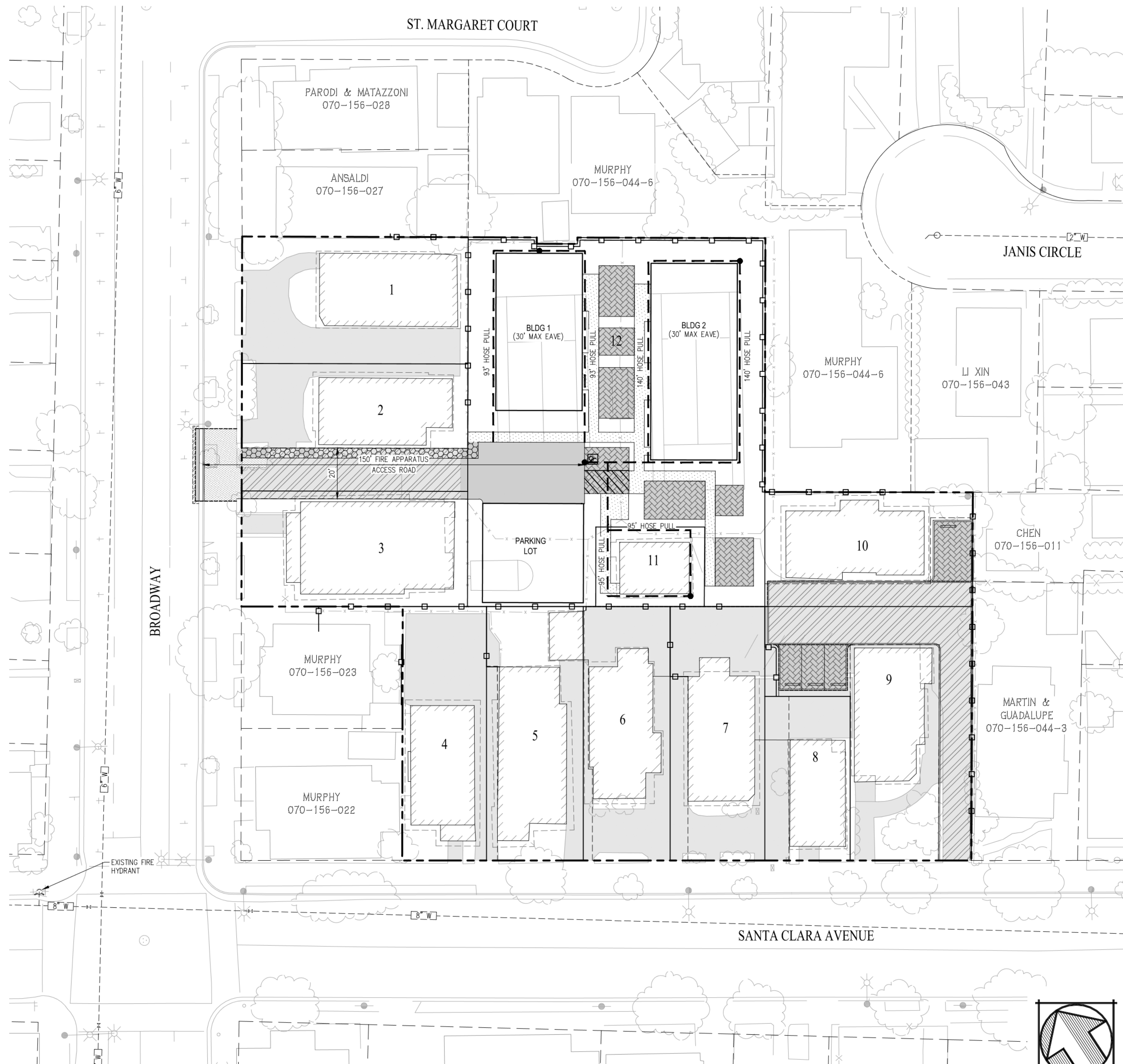


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SHEET NO.
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OF 6 SHEETS

NOTE:

NEW STORM DRAIN LINE ON THE PROJECT SITE SHALL BE EQUIPPED WITH FULL TRASH CAPTURE DEVICE(S) FOR THE ENTIRETY OF THE DRAINAGE AREA THAT IT SERVES, CONSISTENT WITH THE DEFINITION OF FULL TRASH CAPTURE IN THE CITY'S NPDES PERMIT.

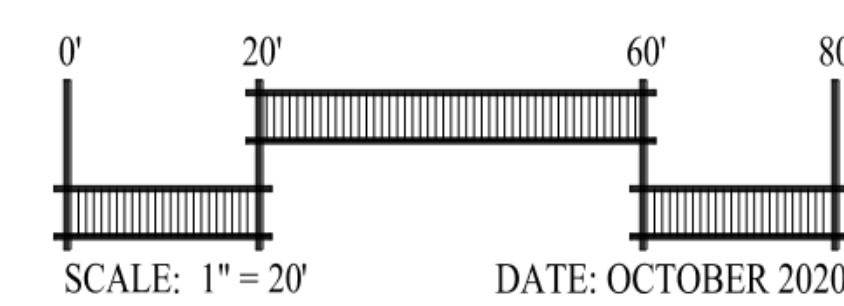
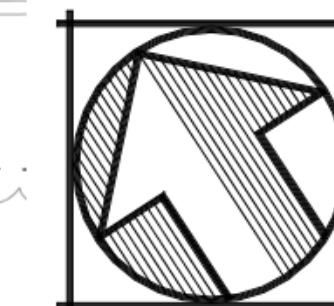


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- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVERS
- PROPOSED STAMPED ASPHALT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE PULL FROM ACCESS ROAD

TRACT 8534 - TENTATIVE MAP FOR
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PRELIMINARY
FIRE ACCESS PLAN
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

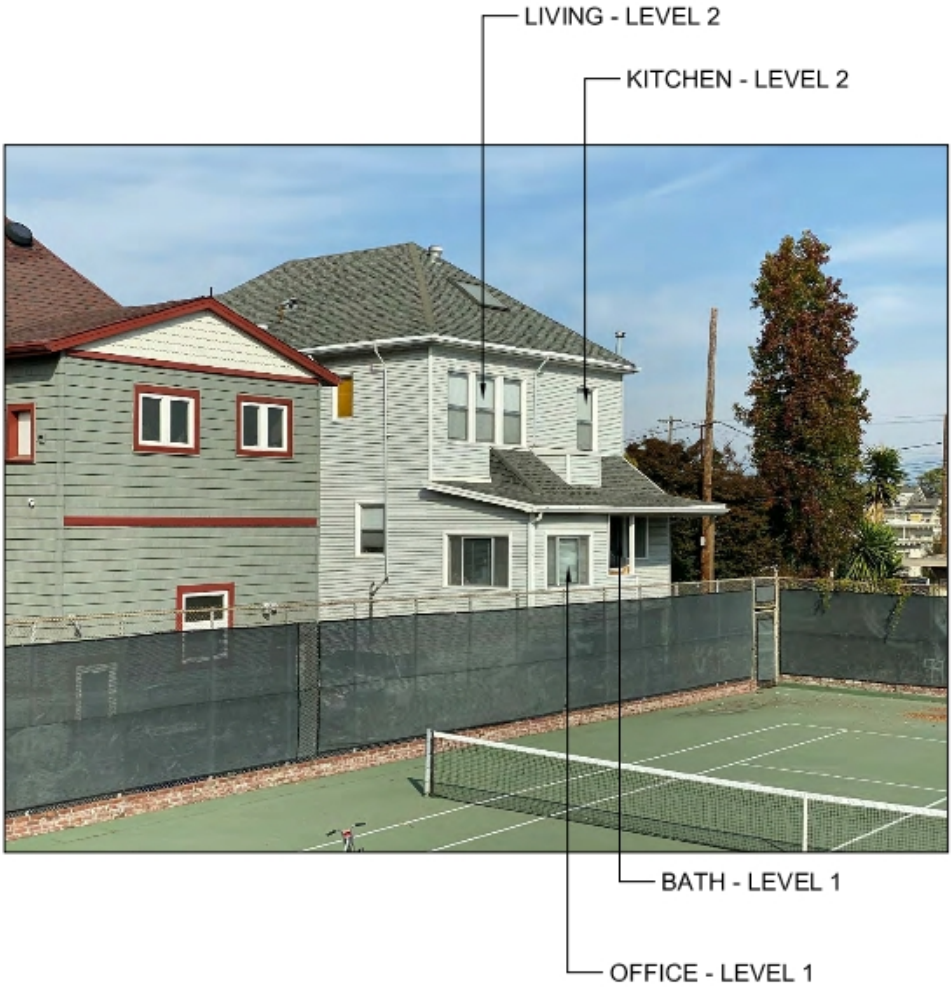
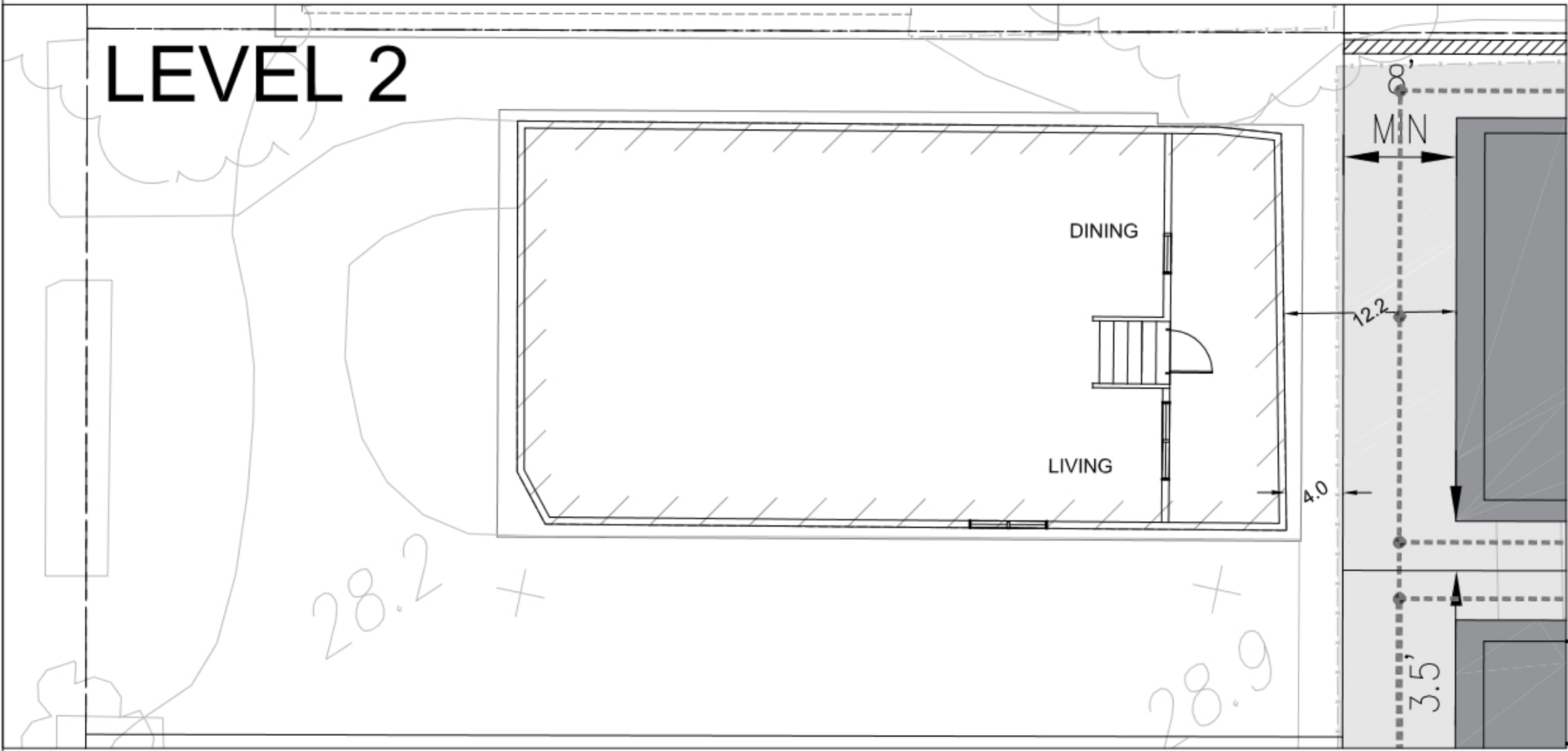
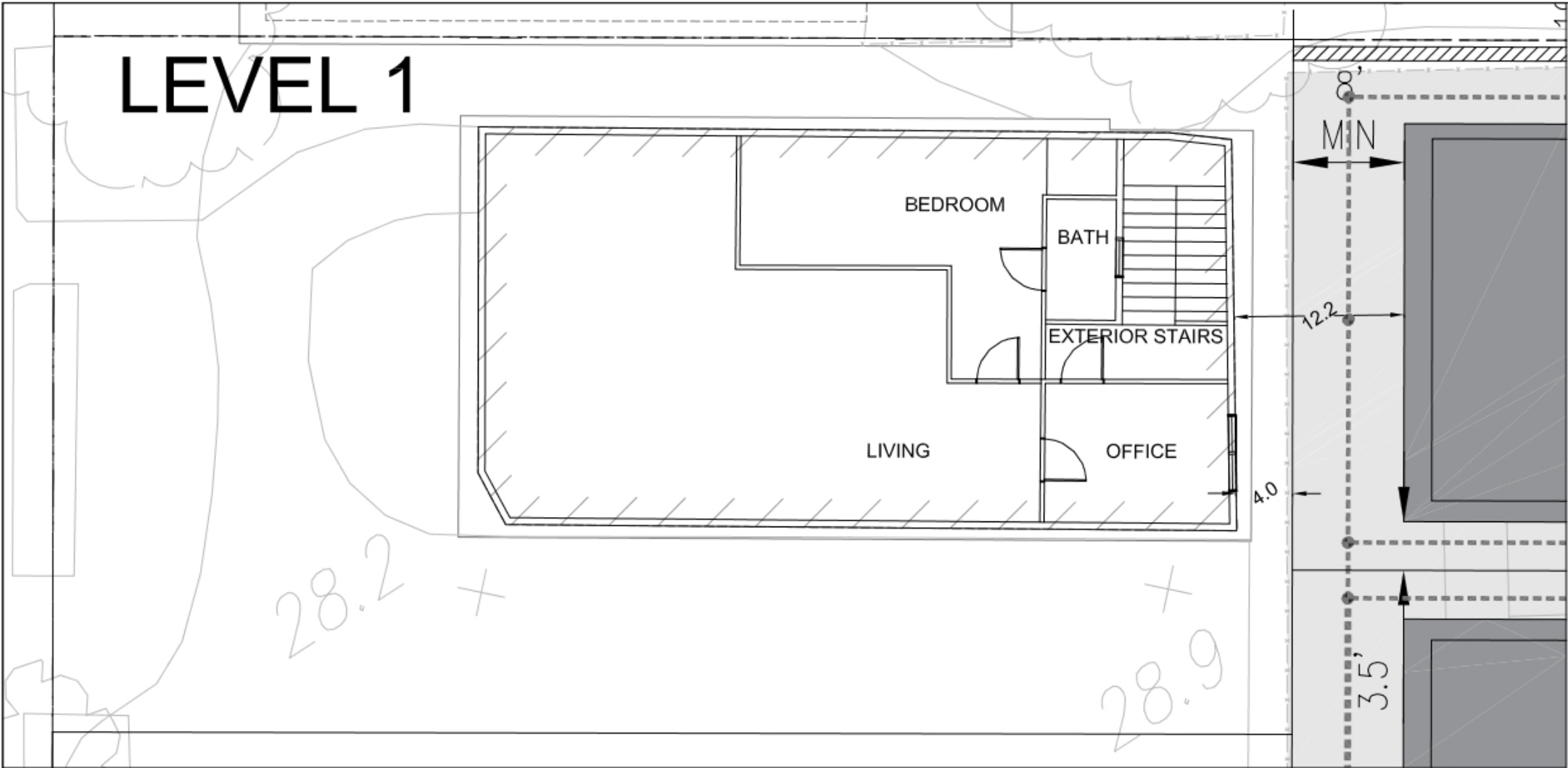


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6
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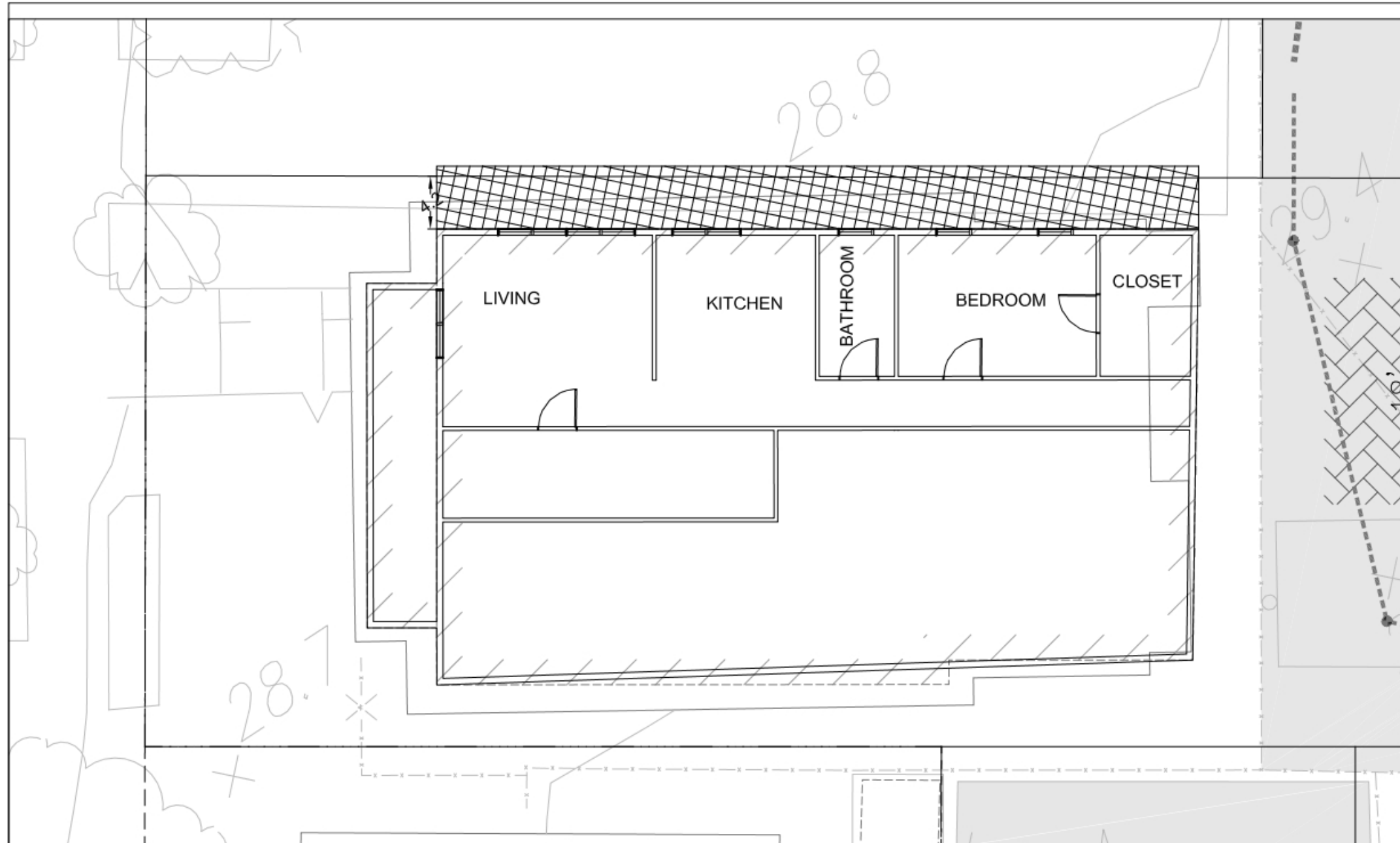
EXISTING HOUSE - LOT 1
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SCALE 1"=5'



A1



LIVING
 KITCHEN
 BATHROOM
 BEDROOM
 BEDROOM



NO BUILD ZONE - (5' MIN)

EXISTING HOUSE - LOT 3 BROADWAY AND SANTA CLARA

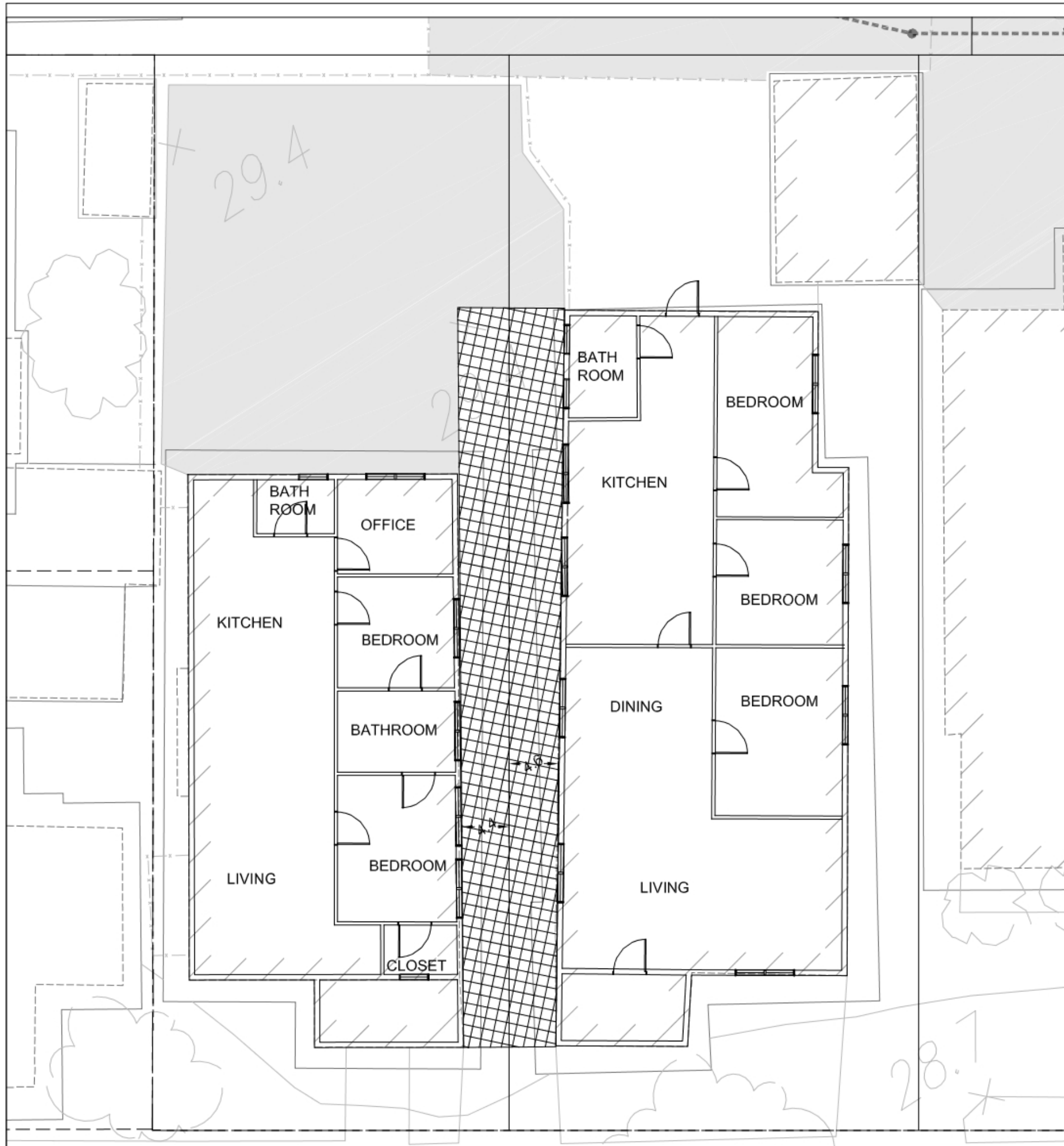
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



A2



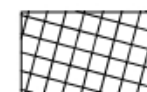
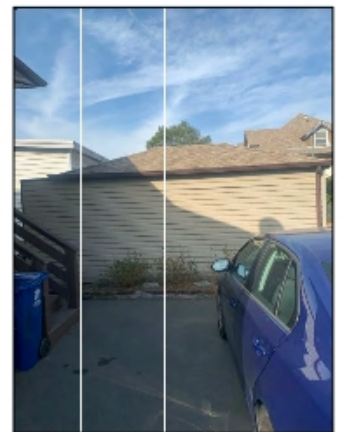
BATHROOM
BEDROOM
BEDROOM
BEDROOM
BEDROOM



KITCHEN
DINING
LIVING



KITCHEN
BATHROOM
BATHROOM



NO BUILD ZONE - (5' MIN)

EXISTING HOUSE - LOTS 4 & 5
BROADWAY AND SANTA CLARA

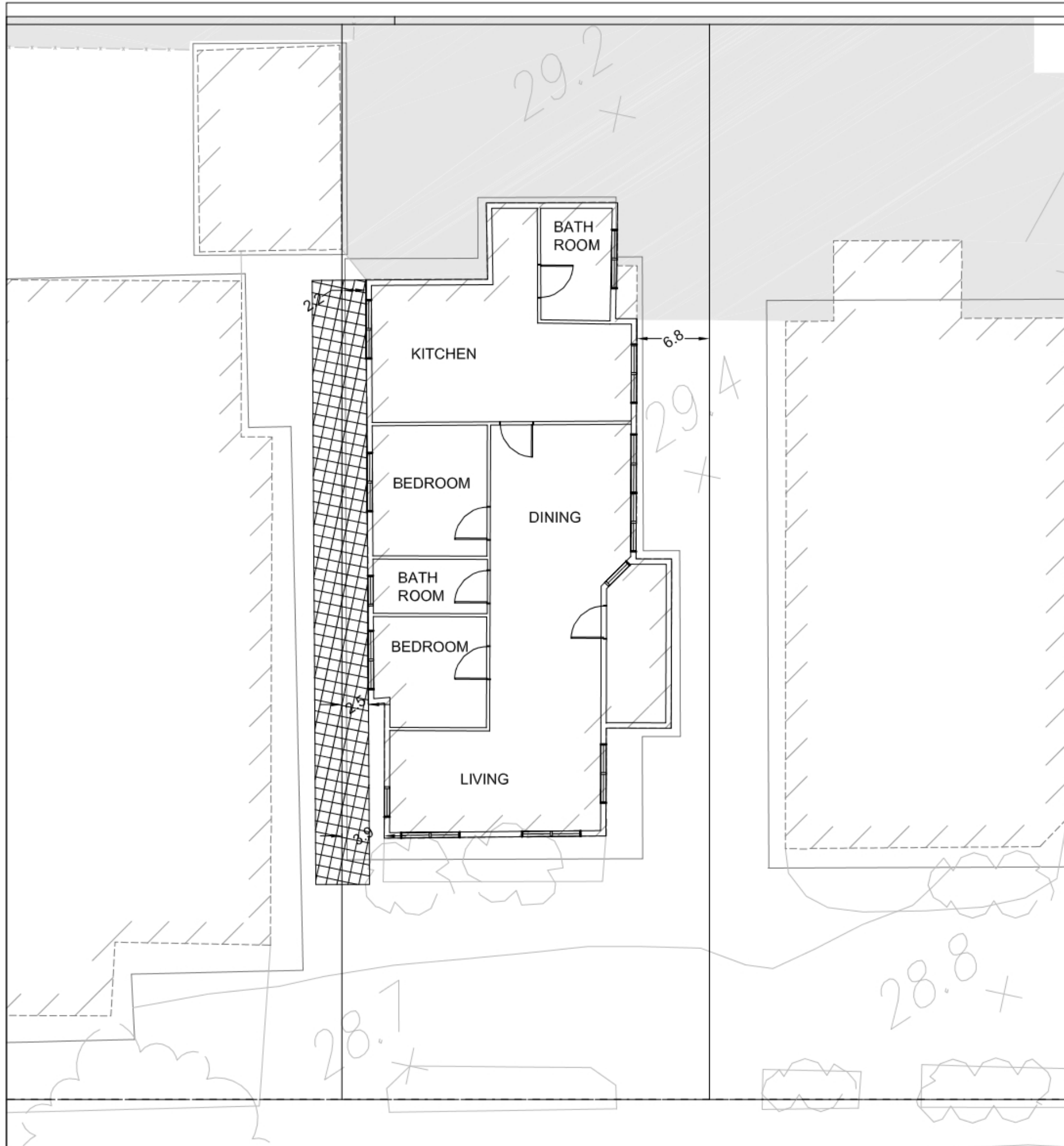
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



A3



LIVING

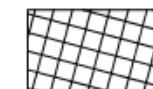
DINING



BATHROOM

KITCHEN

DINING



NO BUILD ZONE - (5' MIN)

EXISTING HOUSE - LOT 6
BROADWAY AND SANTA CLARA

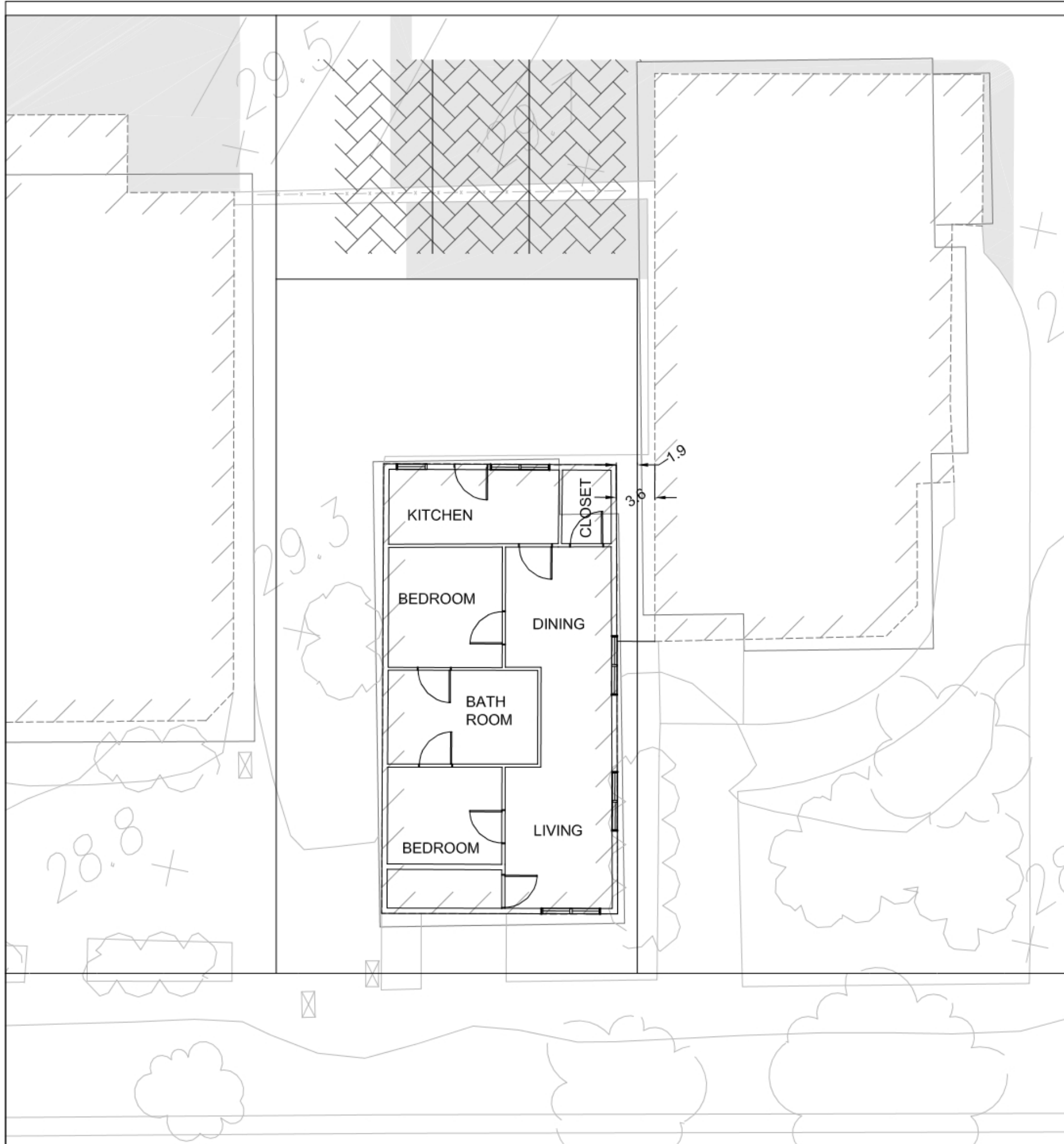
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



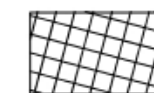
A4



DINING

LIVING

LOT 8



NO BUILD ZONE - (5' MIN)

EXISTING HOUSE - LOT 8
BROADWAY AND SANTA CLARA

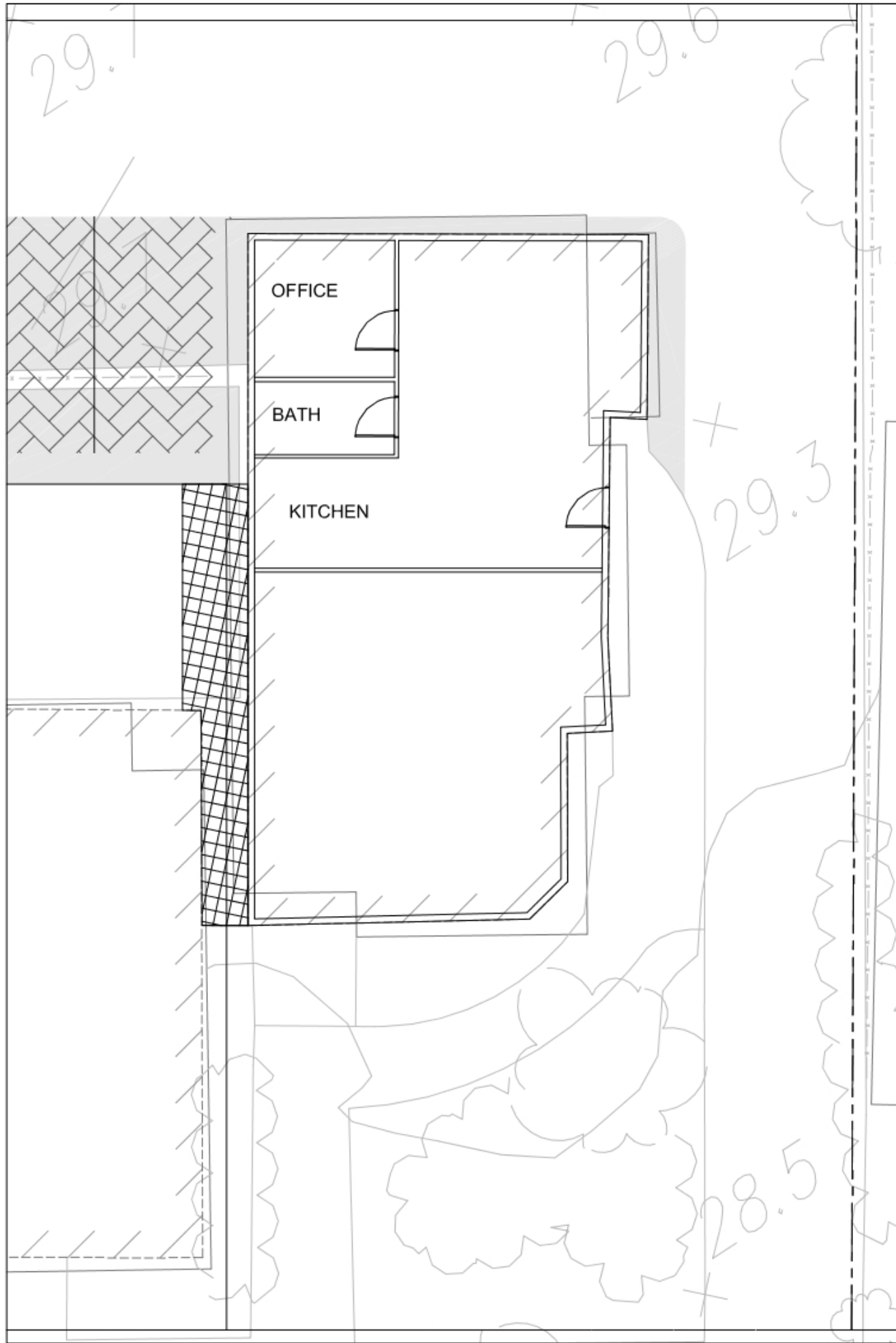
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



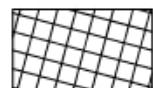
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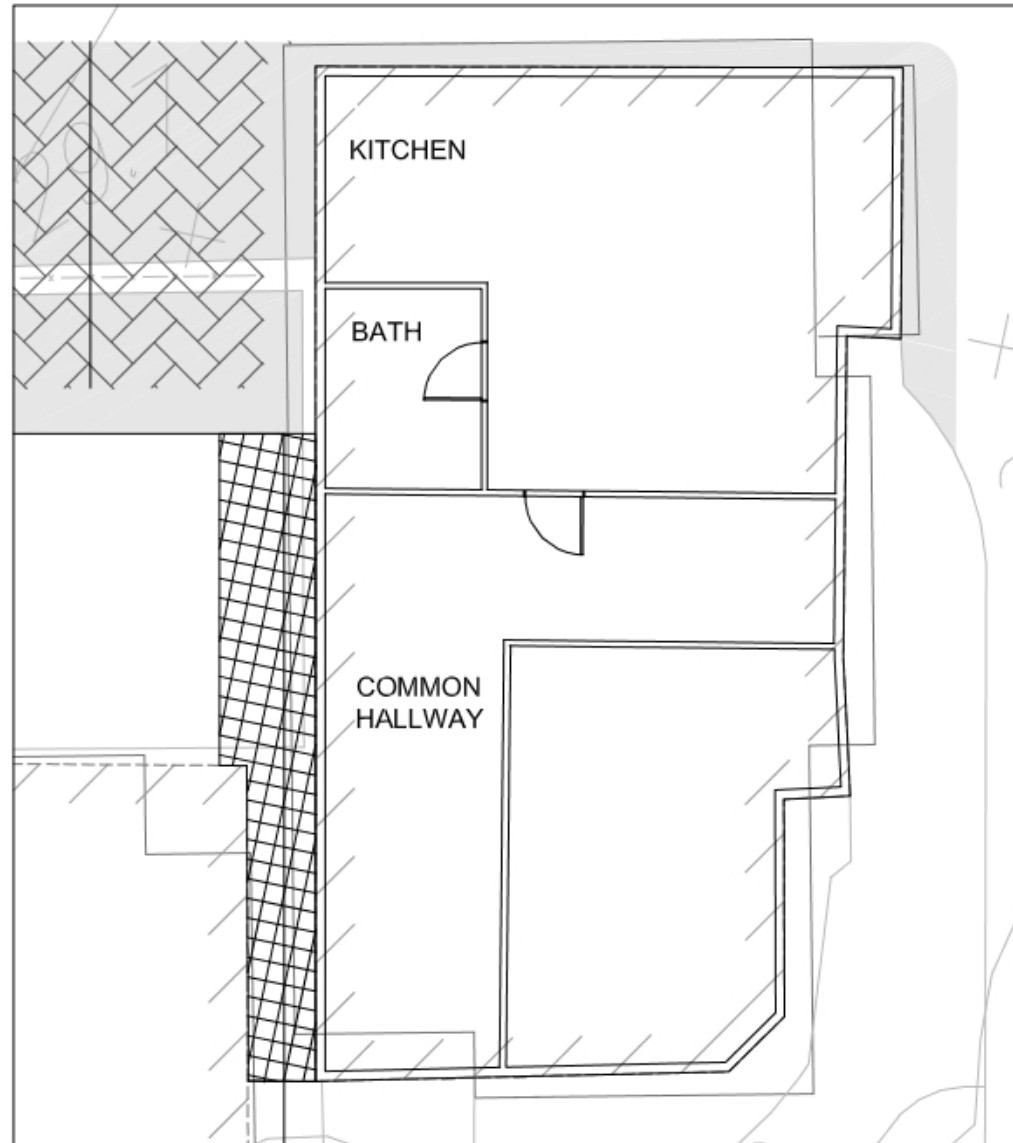
A5



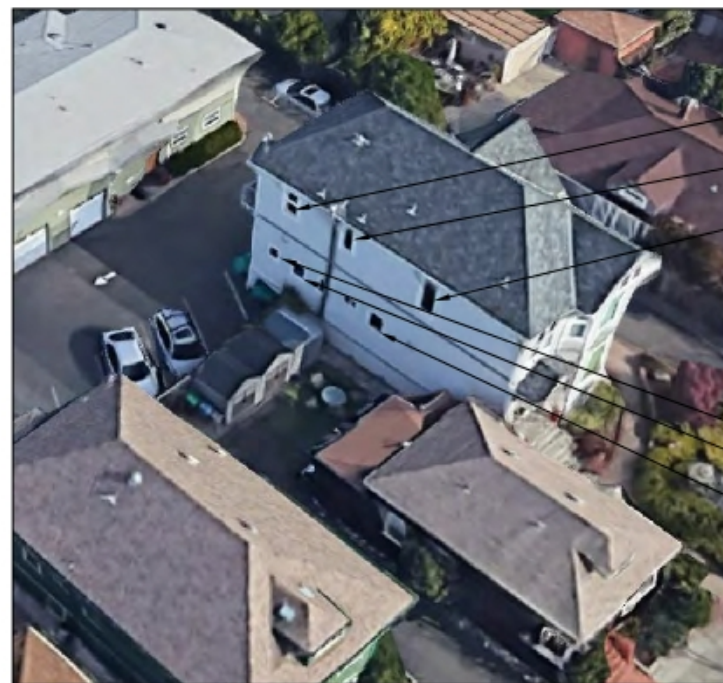
LOT 9 - LEVEL 1



NO BUILD ZONE - (5' MIN)



LOT 9 - LEVEL 2



- KITCHEN - LEVEL 2
- BATHROOM - LEVEL 2
- COMMON HALLWAY - LEVEL 2
- OFFICE
- OFFICE
- KITCHEN

EXISTING HOUSE - LOT 8
BROADWAY AND SANTA CLARA

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



SCALE 1"=5'



A6